114.0	0001	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	595,000 /	595,000
					USE VALUE:	595,000 /	595,000
					ASSESSED:	595,000 /	595,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
243		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WRIGHT SMITH LOUISE ADA
Owner 2:	TRUSTEE/ADA WRIGHT TRUST
Owner 3:	
Street 1:	243 MOUNTAIN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WRIGHT ADA S -
Owner 2:	-
Street 1:	243 MOUNTAIN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .143 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Wood Shingle Exterior and 1058 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6229.000	170,200		424,800	595,000
Total Card	0.143	170,200		424,800	595,000
Total Parcel	0.143	170,200		424,800	595,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 562.38 | /Parcel: 562.38

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	72851
GIS Ref	
GIS Ref	
Insp Date	09/11/18

!8840!

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	170,200	0	6,229.	424,800	595,000		Year end	12/23/2021
2021	101	FV	163,900	0	6,229.	424,800	588,700		Year End Roll	12/10/2020
2020	101	FV	163,900	0	6,229.	424,800	588,700	588,700	Year End Roll	12/18/2019
2019	101	FV	150,700	0	6,229.	430,900	581,600	581,600	Year End Roll	1/3/2019
2018	101	FV	150,700	0	6,229.	321,600	472,300	472,300	Year End Roll	12/20/2017
2017	101	FV	150,700	0	6,229.	291,300	442,000	442,000	Year End Roll	1/3/2017
2016	101	FV	150,700	0	6,229.	279,200	429,900	429,900	Year End	1/4/2016
2015	101	FV	150,000	0	6,229.	236,700	386,700	386,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:01:17

LAST REV

Date	Time
09/24/18	10:05:29
apro	

PAT ACCT. 8840

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WRIGHT ADA S	42419-363		4/6/2004	Family	99	No	No		
	19801-12		5/1/1989		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	Inspected	PH	Patrick H
8/23/2018	MEAS&NOTICE	BS	Barbara S
12/11/2008	Meas/Inspect	345	PATRIOT
11/13/2000	Hearing N/C		
3/9/2000	Inspected	264	PATRIOT
2/4/2000	Measured	197	PATRIOT
8/31/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	72851
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6229		Sq. Ft.	Site		0	70.	0.97	5									424,811						424,800	

Total AC/HA:	0.14300	Total SF/SM:	6229	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	424,811	Spl Credit		Total:	424,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98549062
Adj $ / SQ:	133.041
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	246699
Depreciation:	76477
Depreciated Total:	170222

COMMENTS

SCUTTLE..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

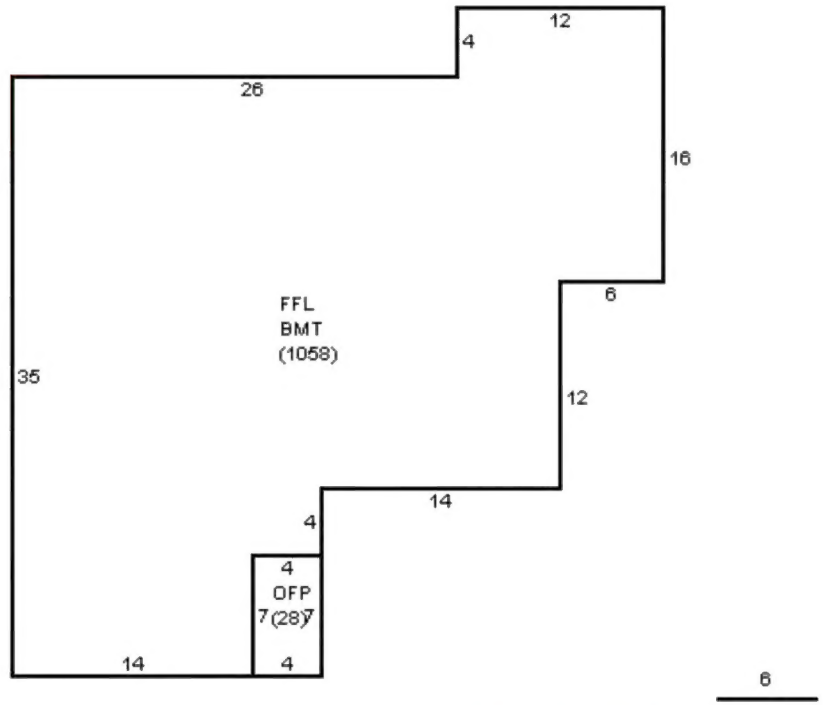
No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	133.04
Special Features:	0	Val/Su Net:	79.38
Final Total:	170200	Val/Su SzAd	160.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,058	39.910	42,227
FFL	First Floor	1,058	133.040	140,758
OFP	Open Porch	28	43.360	1,214

Net Sketched Area:	2,144			Total:	184,199
Size Ad	1058	Gross Area	2144	FinArea	1058

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1993	0.00	T	20.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	